


City of Takoma Park Memorandum

TO: City Council and Community Center Liaison Committee

FROM: Suzanne Ludlow 
Community and Government Liaison

DATE: November 14, 2006

SUBJECT: **Gym Feasibility Study**

Attached is:

- A copy of the full Gym Feasibility Study prepared by ANCL Architects (dated 11/1/06).
- A spreadsheet prepared by Brian Levite of ANCL Architects on November 13, evaluating the cost estimates from the report in a number of ways.
- Correspondence from Jeryl Ann DiPietro of Charron Consulting regarding the cost estimates.

Please feel free to contact me at 301-891-7229 or SuzanneL@takomagov.org with any questions you may have.

cc: B. Matthews, City Manager

Suzanne Ludlow, City of Takoma Park Community and Government Liaison
suzannel@takomagov.org 301-891-7229

Scheme 1.5					Scheme 3.2					Scheme 1.6					Scheme 1.6A [re-route utilities]					Scheme 1.6B [re-route utilites; w/ police; remove some parking]				
7800					7800					5400					5400					5400				
nsf gym "B"					nsf gym "B"					nsf gym "PB"					nsf gym "PB"					nsf gym "PB"				
Parking Garage	\$1,117,940	\$143	14%		Parking Garage	\$818,872	\$105	10%		Parking Garage	\$1,168,983	\$216	21%		Parking Garage	\$1,117,983	\$207	20%		Parking Garage	\$1,117,983	\$207	19%	
Police / Storage	\$337,163	\$43	4%		Police / Storage	\$365,064	\$47	4%		Police / Storage	\$0	\$0	0%		Police / Storage	\$0	\$0	0%		??Police /Storage??? Verify +/-	\$200,000	\$37	3%	
Gymnasium	\$1,398,536	\$179	18%		Gymnasium	\$1,574,501	\$202	19%		Gymnasium	\$1,198,530	\$222	22%		Gymnasium	\$1,049,530	\$194	19%		Gymnasium	\$1,049,530	\$194	18%	
Support Space	\$1,003,874	\$129	13%		Support Space	\$1,078,195	\$138	13%		Support Space	\$322,943	\$60	6%		Support Space	\$322,943	\$60	6%		Support Space	\$322,943	\$60	6%	
Site Work	\$656,390	\$84	9%		Site Work	\$1,065,681	\$137	13%		Site Work	\$662,755	\$123	12%		Site Work	\$662,755	\$123	12%		Site Work	\$662,755	\$123	11%	
Site Utilities	\$152,393	\$20	2%		Site Utilities	\$14,410	\$2	0%		Site Utilities	\$4,000	\$1	0%		Site Utilities	\$153,000	\$28	3%		Site Utilities	\$153,000	\$28	3%	
Sub-total	\$4,666,296	\$598	61%		Sub-total	\$4,916,723	\$630	61%		Sub-total	\$3,357,211	\$622	61%		Sub-total	\$3,306,211	\$612	61%		Sub-total	\$3,506,211	\$649	61%	
Add					Add					Add					Add					Add				
GC, Fee, Bond	\$839,933	\$108	11%		GC, Fee, Bond	\$885,010	\$113			GC, Fee, Bond	\$604,298	\$112			GC, Fee, Bond	\$595,118	\$110			GC, Fee, Bond	\$631,118	\$117	11%	
Design Contingency	\$825,934	\$106	11%		Design Contingency	\$870,260	\$112			Design Contingency	\$594,226	\$110			Design Contingency	\$585,199	\$108			Design Contingency	\$620,599	\$115	11%	
Escalation	\$1,013,146	\$130	13%		Escalation	\$1,067,519	\$137			Escalation	\$728,918	\$135			Escalation	\$717,845	\$133			Escalation	\$761,269	\$141	13%	
Constr. Contingency	\$367,265	\$47	5%		Constr. Contingency	\$386,976	\$50			Constr. Contingency	\$264,233	\$49			Constr. Contingency	\$260,219	\$48			Constr. Contingency	\$275,960	\$51	5%	
	\$3,046,279	\$391	39%			\$3,209,765	\$412	39%			\$2,191,675	\$406	39%			\$2,158,381	\$400	39%			\$2,288,946	\$424	39%	
Total	\$7,712,575	\$989	100%		Total	\$8,126,488	\$1,042	100%		Total	\$5,548,886	\$1,028	100%		Total	\$5,464,592	\$1,012	100%		Total	\$5,795,157	\$1,073	100%	
Gymnasium	\$1,398,536	\$179			Gymnasium	\$1,574,501	\$202			Gymnasium	\$1,198,530	\$222			Gymnasium	\$1,049,530	\$194			Gymnasium	\$1,049,530	\$194		
Support Space	\$1,003,874	\$129			Support Space	\$1,078,195	\$138			Support Space	\$322,943	\$60			Support Space	\$322,943	\$60			Support Space	\$322,943	\$60		
Sub Total	\$2,402,410	\$308			Sub Total	\$2,652,696	\$340			Sub Total	\$1,521,473	\$282			Sub Total	\$1,372,473	\$254			Sub Total	\$1,372,473	\$254		
Park gar Cost	\$1,117,940				Park gar Cost	\$818,872				Park gar Cost	\$1,168,983				Park gar Cost	\$1,117,983				Park gar Cost	\$1,117,983			
Park gar spaces added	22				Park gar spaces added	16				Park gar spaces added	14				Park gar spaces added	14				Park gar spaces added	8			
	\$60,815	\$/ garg park space				\$61,180	\$/ garg park space				\$83,499	\$/ garg park space				\$79,856	\$/ garg park space				\$139,740	estimated only-1800 sf police		
Park gar spaces total w constr	31				Park gar spaces total w constr	25				Park gar spaces total w constr	23				Park gar spaces total w constr	23				Park gar spaces total w constr	17			
	\$36,003					\$32,765					\$60,025					\$48,606					\$65,764			
How is Cost Est. less Parking gar, Police, Storage					Assume 14,200 GFA gym w/ support space					Assume 7,500 GFA gym w/ support space					Assume 7,500 GFA gym w/ support space					Assume 7,500 GFA gym w/ support space				
Assume 14,100 GFA gym w/ support space					Assume 14,200 GFA gym w/ support space					Assume 7,500 GFA gym w/ support space					Assume 7,500 GFA gym w/ support space					Assume 7,500 GFA gym w/ support space				
14,100GFA					14,200GFA					7,500GFA					7,500GFA					7,500GFA				
Costs w/o GC fees, etc					Costs w/o GC fees, etc					Costs w/o GC fees, etc					Costs w/o GC fees, etc					Costs w/o GC fees, etc				
Gymnasium	\$1,398,536	\$179	\$99	40%	Gymnasium	\$1,574,501	\$202	\$111	42%	Gymnasium	\$1,198,530	\$222	\$160	49%	Gymnasium	\$1,049,530	\$194	\$140	43%	Gymnasium	\$1,049,530	\$194	43%	
foundation/struc / soil probl est. ?	\$250,000	\$32	\$18	7%	no found change to gym----	-	-	-	-	foundation/struc / soil probl est.	\$240,000	\$44	\$32	10%	foundation/struc / soil probl est.	\$240,000	\$44	\$32	10%	foundation/struc / soil probl est.	\$240,000	\$44	10%	
Support Space	\$1,003,874	\$129	\$71	29%	Support Space	\$1,078,195	\$138	\$76	29%	Support Space	\$322,943	\$60	\$43	13%	Support Space	\$322,943	\$60	\$43	13%	Support Space	\$322,943	\$60	13%	
Site Work	\$656,390	\$84	\$47	19%	Site Work	\$1,065,681	\$137	\$75	29%	Site Work	\$662,755	\$123	\$88	27%	Site Work	\$662,755	\$123	\$88	27%	Site Work	\$662,755	\$123	27%	
Site Utilities	\$152,393	\$20	\$11	4%	Site Utilities	\$14,410	\$2	\$1	0%	Site Utilities	\$4,000	\$1	\$1	0%	Site Utilities	\$153,000	\$28	\$20	6%	Site Utilities	\$153,000	\$28	6%	
total	\$3,461,193	\$444	\$245	100%	total	\$3,732,787	\$479	\$263	100%	total	\$2,428,228	\$450	\$324	100%	total	\$2,428,228	\$450	\$324	100%	total	\$2,428,228	\$450	100%	
Costs with GC fees, etc.					Costs with GC fees, etc.					Costs with GC fees, etc.					Costs with GC fees, etc.					Costs with GC fees, etc.				
Gymnasium	\$2,311,500	\$296	\$164	40%	Gymnasium	\$2,602,335	\$334	\$183	42%	Gymnasium	\$1,980,930	\$367	\$264	49%	Gymnasium	\$1,734,663	\$321	\$231	43%	Gymnasium	\$1,734,663	\$321	43%	
foundation/struc / soil probl est.	\$413,200	\$53	\$29	7%	no found change to gym----	-	-	-	-	foundation/struc / soil probl est.	\$396,672	\$73	\$53	10%	foundation/struc / soil probl est.	\$396,672	\$73	\$53	10%	foundation/struc / soil probl est.	\$396,672	\$73	10%	
Support Space	\$1,659,203	\$213	\$118	29%	Support Space	\$1,782,041	\$228	\$125	29%	Support Space	\$533,760	\$99	\$71	13%	Support Space	\$533,760	\$99	\$71	13%	Support Space	\$533,760	\$99	13%	
Site Work	\$1,084,881	\$139	\$77	19%	Site Work	\$1,761,358	\$226	\$124	29%	Site Work	\$1,095,401	\$203	\$146	27%	Site Work	\$1,095,401	\$203	\$146	27%	Site Work	\$1,095,401	\$203	27%	
Site Utilities	\$251,875	\$32	\$18	4%	Site Utilities	\$23,817	\$3	\$2	0%	Site Utilities	\$6,611	\$1	\$1	0%	Site Utilities	\$252,878	\$47	\$34	6%	Site Utilities	\$252,878	\$47	6%	
total	\$5,720,660	\$733	\$406	100%	total	\$6,169,550	\$791	\$434	100%	total	\$4,013,375	\$743	\$535	100%	total	\$4,013,375	\$743	\$535	100%	total	\$4,013,375	\$743	100%	
Costs with GC fees, and const. contig only; no design contig or Escalation					Costs with GC fees, and const. contig only; no design contig or Escalation					Costs with GC fees, and const. contig only; no design contig or Escalation					Costs with GC fees, and const. contig only; no design contig or Escalation					Costs with GC fees, and const. contig only; no design contig or Escalation				
Gymnasium	\$1,734,185	\$222	\$123	40%	Gymnasium	\$1,952,381	\$250	\$137	42%	Gymnasium	\$1,486,177	\$275	\$198	49%	Gymnasium	\$1,301,417	\$241	\$174	43%	Gymnasium	\$1,301,417	\$241	43%	
foundation/struc / soil probl est.	\$310,000	\$40	\$22	7%	foundation/struc / soil probl est.	\$297,600	\$55	\$40	10%	foundation/struc / soil probl est.	\$297,600	\$55	\$40	10%	foundation/struc / soil probl est.	\$297,600	\$55	\$40	10%	foundation/struc / soil probl est.	\$297,600	\$55	10%	
Support Space	\$1,244,804	\$160	\$88	29%	Support Space	\$1,336,962	\$171	\$94	29%	Support Space	\$400,449	\$74	\$53	13%	Support Space	\$400,449	\$74	\$53	13%	Support Space	\$400,449	\$74	13%	
Site Work	\$813,924	\$104	\$58	19%	Site Work	\$1,321,444	\$169	\$93	29%	Site Work	\$821,816	\$152	\$110	27%	Site Work	\$821,816	\$152	\$110	27%	Site Work	\$821,816	\$152	27%	
Site Utilities	\$188,967	\$24	\$13	4%	Site Utilities	\$17,868	\$2	\$1	0%	Site Utilities	\$4,960	\$1	\$1	0%	Site Utilities	\$189,720	\$35	\$25	6%	Site Utilities	\$189,720	\$35	6%	
total	\$4,291,879	\$550	\$304	100%	total	\$4,628,656	\$593	\$326	100%	total	\$3,011,003	\$558	\$401	100%	total	\$3,011,003	\$558	\$401	100%	total	\$3,011,003	\$558	100%	
This [noted directly above] is basically what it would cost today without any Escalation of costs category or Design Contingency category included.; but w/ gen conditions, fee, bond, and constr contingency																								
This is just for comparison if construction started tomorrow and there where no additional design issues; from mtg 11/8/06																								
Added some \$ for foundation, soil problems since no parkg below gym; this was interpolated from cost est. , but it is an estimated number only by me; was include in parkg \$ numbers of cost est.																								
Costs with GC fees, and const. contig only; no design contig or Escalation					Costs with GC fees, and const. contig only; no design contig or Escalation					Costs with GC fees, and const. contig only; no design contig or Escalation					Costs with GC fees, and const. contig only; no design contig or Escalation					Costs with GC fees, and const. contig only; no design contig or Escalation				
Parking Garag	\$1,386,246	\$178	\$98	24%	Parking Garag	\$1,015,401	\$130	\$72	17%	Parking Garag	\$1,449,539	\$268	\$193	35%	Parking Garag	\$1,386,299	\$257	\$185	34%	Parking Garag	\$1,386,299	\$257	32%	
Police/Storage	\$418,082	\$54	\$30	7%	Police/Storage	\$452,679	\$58	\$32	7%	Police/Storage	\$0	\$0	\$0	0%	Police/Storage	\$0	\$0	\$0	0%	Police/Storage	\$248,000	\$46	8%	
Gymnasium	\$1,734,185	\$222	\$123	30%	Gymnasium	\$1,952,381	\$250	\$137	32%	Gymnasium	\$1,486,177	\$275	\$198	38%	Gymnasium	\$1,301,417	\$241	\$174	32%	Gymnasium	\$1,301,417	\$241	30%	
Support Space	\$1,244,804	\$160	\$88	22%	Support Space	\$1,336,962	\$171	\$94	22%	Support Space	\$400,449	\$74	\$53	10%	Support Space	\$400,449	\$74	\$53	10%	Support Space	\$400,449	\$74	9%	
Site Work	\$813,924	\$104	\$58	14%	Site Work	\$1,321,444	\$169	\$93	22%	Site Work	\$821,816	\$152	\$110	20%	Site Work	\$821,816	\$152	\$110	20%	Site Work	\$821,816	\$152	19%	
Site Utilities	\$188,967	\$24	\$13	3%	Site Utilities	\$17,868	\$2	\$1	0%	Site Utilities	\$4,960	\$1	\$1	0%	Site Utilities	\$189,720	\$35	\$25	5%	Site Utilities	\$189,720	\$35	4%	
total	\$5,786,207	\$742	\$410	100%	total	\$6,096,737	\$782	\$429	100%	total	\$4,162,942	\$771	\$555	100%	total	\$4,099,702	\$759	\$547	100%	total	\$4,347,702	\$805	100%	

**Correspondence from Jeryl Ann DiPietro. Charron Consulting
November 13, 2006**

At your request, we have reviewed the Feasibility Study for the Gymnasium by ANCL Architects dated November 1, 2006. It is our understanding that the study contains three schemes which the City is considering.

Scheme 1.50 consists of a 74'x105' gym with support areas, below grade parking and relocation of site utilities (water, sanitary, electric gas and storm) around the exterior of the building.

Scheme 3.20 consists of a 74'x105' gym with support areas, below grade parking and relocation of only a 24" storm line and 2" gas line.

Scheme 1.60 consists of a 60'x90' gym with support areas running over the existing site utilities. This scheme is not recommended by either ANCL, or Charron Consulting.

The soft cost, G.C.'s, Bond, Design, Escalation and Contingencies seem a little high, but keeping in mind that the City is approximately 18-24 months away from construction and with the worldwide strain on construction materials at the present time, we feel that if the City plans for \$7.7million to \$8.1 million that you will fall well within your budget when the time comes.

If you have any further questions, please feel free to contact us.

Jeryl Ann DiPietro
Sr. Project Manager
Charron Consulting